

COMMITTEE AMENDMENT FORM

DATE: 07/27/05

COMMITTEE ZONING

PAGE NUM. (S) 1

ORDINANCE I. D. #05-O-0748

SECTION (S) 1

RESOLUTION I. D. #05-R-

PARA.

AMENDS THE LEGISLATION BY ATTACHING TWO (2) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 7/27/05

Municipal Clerk
Atlanta, Georgia

05- 0 -0748

Z-05-19

Date Filed: 3-8-05

AN ORDINANCE

BY: IVORY LEE YOUNG. JR.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **7 West Lake Avenue N.W.**, be changed from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 147 and 148, 14th District, Fulton County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

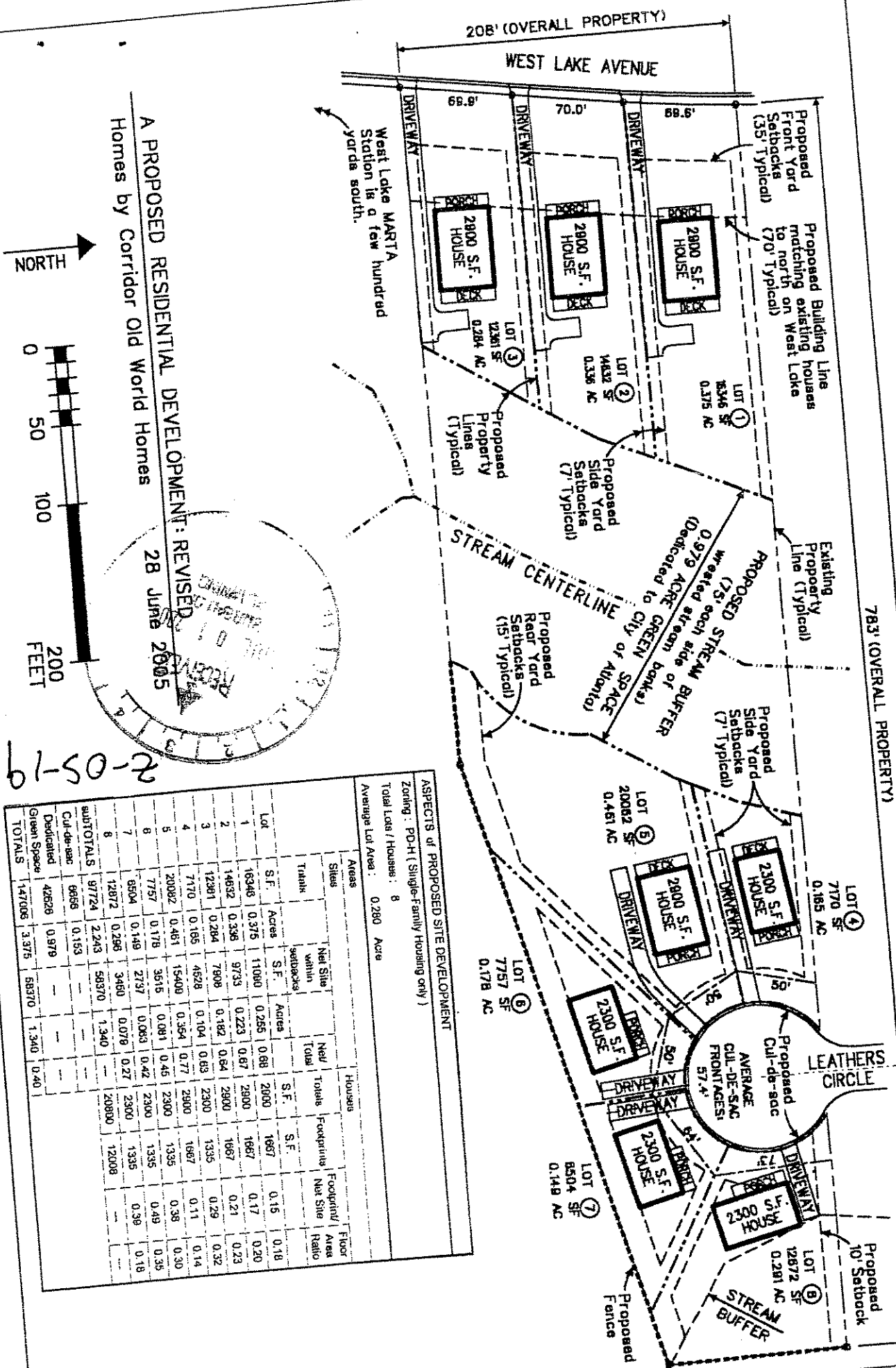
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-05-19 for 7 West Lake Avenue, N.W.

:

1. Site plan titled A Proposed Residential Development: Revised, Homes by Corridor Old World Homes. Dated June 28, 2005 and stamped as received by the City of Atlanta Bureau of Planning on July 1, 2005.
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.



ASPECTS of PROPOSED SITE DEVELOPMENT

Zoning: PDH (Single-Family Housing only)

Total Lots / Houses: 8

Average Lot Area: 0.280 Acre

Lot	Area	Setback	Net Site	Net	Total	Footprint	Footprint/Net Site	Footprint/Total
1	18346 S.F.	0.375 Acres	11090	0.255	0.68	1667	0.15	0.18
2	14332 S.F.	0.336 Acres	9733	0.223	0.67	1667	0.17	0.20
3	12301 S.F.	0.284 Acres	7908	0.182	0.64	1667	0.21	0.23
4	7770 S.F.	0.185 Acres	4528	0.104	0.63	1335	0.29	0.32
5	20082 S.F.	0.461 Acres	15408	0.354	0.77	2300	0.11	0.14
6	7757 S.F.	0.178 Acres	3515	0.081	0.45	1335	0.36	0.30
7	8504 S.F.	0.148 Acres	2737	0.063	0.42	1335	0.49	0.35
8	12872 S.F.	0.291 Acres	3460	0.078	0.27	2300	0.39	0.18
SUBTOTALS	97724	2.243	58370	1.340	---	20800	---	---
Cul-de-sac	6656	0.153	---	---	---	---	---	---
Dedicated	42628	0.979	---	---	---	---	---	---
Green Space	14708	3.375	58370	1.340	0.40	---	---	---
TOTALS	14708	3.375	58370	1.340	0.40	---	---	---

2-05-19

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 147 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the East side of West Lake Avenue, N.W., at an iron pin at the point where the South line of said Land Lot intersects said east side of said West Lake Avenue, N.W., and running thence North along said East side of said West Lake Avenue, N.W., sixty-two and two tenths (62.2) feet to an iron pin; thence running East two hundred (200) feet to an iron pin; thence running South sixty-three (63) feet to an iron pin on the South line of said land lot; thence running West along said land lot line two hundred (200) feet to the East side of West Lake Avenue, and the point of beginning; being a vacant lot known as No. 3 West Lake Avenue, N.W., according to the present system of numbering houses in the City of Atlanta, Georgia.

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 148 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the East side of West Lake Avenue where the North Land Lot line of said Land Lot 148 intersects the East side of West Lake Avenue; thence South 8 degrees, 11 feet West along the easterly side of West Lake Avenue a distance of 209.45 feet to an iron pin; thence North 89 degrees 35 feet East a distance of 111.07 feet to an iron pin; thence continuing North 89 degrees 35 feet East a distance of 317.30 feet to an iron pin on the right-of-way of the Atlantic Coastline Railroad; thence in a northeasterly direction along said right-of-way a distance of 400 feet to an iron pin; thence North 1 degree 17 feet West a distance of 110.40 feet to an iron pin located on the North Land Lot line of said Land Lot 148; thence South 89 degrees 30 feet West along said North Land Lot line a distance of 782.08 feet to an iron pin and the point of beginning; Said property containing 3.36 acres and being more fully known on a plat of survey of Richard T. Conner, dated July 18, 1963.

